

# SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

**0305330-16**  
**Update Second**

**CHICAGO TITLE INSURANCE COMPANY**  
a corporation, herein called the Company

## GUARANTEES

Rayco Ventures LLC

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

### LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

**Chicago Title Company of Washington**  
**701 5th Avenue, Suite 2700**  
**Seattle, WA 98104**

Countersigned By:

J.L. Jackson  
Authorized Officer or Agent



**Chicago Title Insurance Company**

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:
Title Officer: Seattle Builder / Unit 16 Chicago Title Company of Washington 701 5th Avenue, Suite 2700 Seattle, WA 98104 Phone: (206)628-5623 Main Phone: (206)628-5623 Email: CTISeattleBuilderUnit@ctt.com

**SCHEDULE A**

Liability	Premium	Tax
\$1,000.00	\$350.00	\$36.93

Effective Date: March 20, 2026 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is [vested in:](#)

F&J Orting/Puyallup, LLC, a limited liability company

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**END OF SCHEDULE A**

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): 210520-0221

BLOCK 13 OF AMENDATORY PLAT OF BLOCKS 12 AND 13, ACKERSON'S 2ND ADDITION TO PUYALLUP, ACCORDING TO PLAT RECORDED IN BOOK 8 OF PLATS AT PAGE 88, IN PIERCE COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF INTER AVENUE, (FORMERLY EASTERN AVENUE), ABUTTING THEREON, VACATED BY ORDINANCE NO. 509 OF THE CITY OF PUYALLUP.

ALSO BLOCK 14, ACKERSON'S SECOND ADDITION TO PUYALLUP, ACCORDING TO PLAT RECORDED IN BOOK 8 OF PLATS AT PAGE 25, RECORDS OF PIERCE COUNTY, WASHINGTON.

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

## SCHEDULE B

1. Easement for a water pipeline over and across a portion of Lot 14, for the benefit of the west 150 feet of Lot 5, Ackerson's 2nd Addition to Puyallup, according to Plat [recorded in Book 8 of Plats at Page 25](#), granted to A. Munsen in instrument recorded under [recording no. 359964](#).
2. Easement for private drive over a portion of Block 13, and a covenant for the maintenance of said drive, recorded in Volume 447 of Deeds at page 390, under [recording no. 602197](#), and also set forth in deed recorded under [recording no. 607237](#).

Note: Upon the recording of evidence that permission to cross the Burlington Northern Railroad right of way south of vacated Inter Avenue (formerly Eastern Avenue) has been revoked, this paragraph will be eliminated.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
 Purpose: Electric transmission and/or distribution system  
 Recording Date: November 17, 1953  
[Recording No.:](#) [1668145](#)  
 Affects: Portion of Block 13

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:  
  
[Recording No:](#) [8206040113](#)

5. City of Puyallup Contract between the City of Puyallup and property owners and the terms and conditions thereof:

Recording Date: August 25, 1992  
[Recording No.:](#) [9208250478](#)

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:  
  
[Recording No:](#) [200010065002](#)

7. Reimbursement Agreement, including the terms and provisions thereof:

Recording Date: May 14, 2003  
[Recording No.:](#) [200305140532](#)

**SCHEDULE B**

(continued)

8. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2026  
Tax Account No.: [210520-0221](#)  
 Levy Code: 096  
 Assessed Value-Land: \$334,600.00  
 Assessed Value-Improvements: \$0.00

General and Special Taxes:  
 Billed: \$3,295.74  
 Paid: \$0.00  
 Unpaid: \$3,295.74

9. This item intentionally deleted

10. A contract of sale by and between the parties named below

Dated: August 29, 2022  
 Vendor: F&J Orting, LLC, a Washington limited liability company  
 Vendee: Rayco Ventures LLC, a Washington limited liability company  
 Recording Date: August 31, 2022  
Recording No.: [202208310449](#)  
 Excise Tax Receipt No.: E-1609114

11. Right, Title and Interest of F&J Orting, LLC, a Washington limited liability company. We find no Deed of record into said party.

**END OF EXCEPTIONS**

**NOTES**

The following matters will not be listed as Special Exceptions in Schedule B of the policy. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy.

Note A: Note: FOR INFORMATIONAL PURPOSES ONLY:

The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

Block 13 and 14 Subdivision: AMENDATORY PLAT OF BLOCKS 12 AND 13, ACKERSON'S 2ND ADD

Tax Account No.: [210520-0221](#)

Note B: Note: This [map/plat](#) is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

**END OF NOTES**

**SCHEDULE B**  
(continued)

**END OF SCHEDULE B**